

**University of Alabama System  
Board Rule 415 (2/2005)  
Board Submittal Checklist Criteria**

**\* Board Submittal Checklist No. 3  
Capital Project – Stage III Submittal /1  
(Architectural Design)**

Campus: The University of Alabama  
Project Name: University Hall Addition  
UA Project #: 420-20-2434  
Meeting Date: September 16 – 17, 2021

- ☒ 1. Completed Board Submittal Checklist No. 3
- ☒ 2. Transmittal Letter to Chancellor from Campus President requesting the project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) meetings
- ☒ 3. Proposed Resolution requesting approval of the Project Design by the Board of Trustees (Architectural Design and authority to proceed with final construction documents)
- ☒ 4. Campus correspondence/photographs providing supplemental project information
- ☒ 5. Executive Summary of Proposed Capital Project /2
- ☒ 6. Project Summary (Brief description of project and materials of construction)
- ☒ 7. Project Planning Report /2
- ☒ 8. Architectural renderings of project (Final design prior to the initiation of construction documents on the project)
- ☒ 9. Campus map(s) showing location of project site
- ☐ 10. Final Business Plans (if applicable) /3

Prepared by: 

Approved by: 

/1 Reference Tab 3H - Board Rule 415 Instructional Guide

/2 Reference Tab 3E - Board Rule 415 Instructional Guide

/3 Reference Tab 3V - Board Rule 415 Instructional Guide

\* Basic documents required for this Board Submittal Package. Include other supporting materials, correspondence, etc., as may be required to fully describe or illustrate project being submitted for approval to Physical Properties Committee and Board of Trustees.

THE UNIVERSITY OF  
**ALABAMA**<sup>®</sup> | Office of the  
President

August 9, 2021

Chancellor Finis E. St. John IV  
The University of Alabama System  
500 University Boulevard East  
Tuscaloosa, Alabama 35401

Dear Chancellor St. John:

I am pleased to send to you for consideration by the Board of Trustees at its September 16-17, 2021 meeting the following resolution:

- Board Item – Action: Stage III Submittal: University Hall Addition, UA Project #420-20-2434

Please contact us if you have questions or need additional information.

Sincerely,



Stuart R. Bell  
President

Enclosure



## RESOLUTION

### UNIVERSITY HALL ADDITION

WHEREAS, on June 4, 2021, in accordance with Board Rule 415, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the University Hall Addition project (“Project”) located at 275 Kilgore Lane; and

WHEREAS, the Project entails an approximately 15,067 gross square foot three story addition to the facility to support the relocation of Safe State and other College of Continuing Studies programs so that their operations will be consolidated in one primary facility and to allow for the reallocation of vacated space in other facilities; and

WHEREAS, on June 4, 2021, due to serving as architect of record for the recent renovation to University Hall and their familiarity and innate knowledge of the existing facility’s structure and systems and user, the University’s standards and their involvement in the programming of this Project in coordination with the existing facility, the Board approved a Waiver of the Consultant Selection process to proceed with design utilizing the architectural services of Williams Blackstock Architect, Birmingham, Alabama (WBA) accepting of a final design fee of 6.3% of the cost of Construction and Landscaping, less a Credit in the amount of \$25,000; and

WHEREAS, responsible officials at the University have received renderings for the Stage III submittal and are recommending approval of said design; and

WHEREAS, the Project design, location and program have been reviewed and are consistent with the University Campus Master Plan, University Design Standards and the principles contained therein; and

WHEREAS, the total Project budget is \$8,046,773, will be funded from the College of Continuing Studies Reserves in the amount of \$4,000,000 and from University Central Reserves in the amount of \$4,046,773; and

WHEREAS, the budget for the Project remains as stipulated below:

<b>BUDGET:</b>	<b>CURRENT</b>
Construction	\$ 5,458,840
Landscaping	\$ 250,000
Furniture, Fixtures and Equipment	\$ 840,000
Security/Access Control	\$ 75,000
Telecommunication/Data	\$ 75,000
Contingency (10%)	\$ 570,884
UA Project Management Fee (3%)	\$ 188,392
Architect/Engineer Fee-Programming	\$ 29,000
Architect/Engineer Fee (~5.86%)	\$ 334,657
Commissioning	\$ 25,000
Expenses (Geotech, Construction Materials Test)	\$ 125,000
Other Fees and Services (testing, advertising, printing)	\$ 75,000
<b>TOTAL PROJECT COST</b>	<b>\$ 8,046,773</b>

\*Contingency is based on 10% of the costs of Construction and Landscaping.

\*\*UA Project Manager Fee is based on 3% of the costs of Construction, Landscaping, and Contingency.

\*\*\*Architect/Engineer Fee is based on 6.3% of the cost of Construction and Landscaping, less a Credit in the amount of \$25,000.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that the Stage III submittal package for the Project is hereby approved.

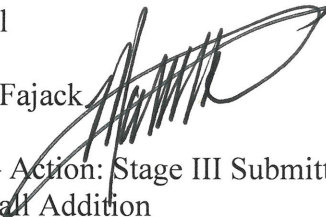


THE UNIVERSITY OF  
**ALABAMA**<sup>®</sup> | Division of  
 Finance and Operations  
 Vice President

<b>MEMO</b>
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August 9, 2021

To: Stuart R. Bell

From: Matthew M. Fajack 

Subject: Board Item – Action: Stage III Submittal:  
 University Hall Addition  
 UA Project #: 420-20-2434

Pursuant to Board Rule 415, officials of The University of Alabama (“University”) have received renderings for the University Hall Addition project (“Project”) and are requesting approval of the Stage III submittal based on the renderings presented.

The addition will respect the historical character of the original 1938 three-story building and its single-story annex, while enforcing and extending the character and image of the University on the former Bryce campus. The materials of the addition will match the existing building including the windows, roofing accessories and shingles, cornice and water table. The brick will be carefully selected so to match the existing as precisely as possible.

The total cost of the Project is \$8,046,773 and will be funded from the College of Continuing Studies Reserves in the amount of \$4,000,000 and from University Central Reserves in the amount of \$4,046,773.

The Project design, location and program have been reviewed and are consistent with the Campus Master Plan, University Design Standards, and the principles contained therein.

I have attached a Resolution, Executive Summary, Project Summary, Project Planning Report, Location map, and Renderings for your review. Subject to your approval, I recommend this item be forwarded to the Chancellor for inclusion as an Action Item on the agenda of the Physical Properties Committee at the Board of Trustees meeting scheduled for September 16 – 17, 2021.

MF/ccj

pc w/atchmts: Michael Rodgers  
 Michael Lanier  
 Tim Leopard  
 Garnette Hatchett  
 Sommer Coleman

**EXECUTIVE SUMMARY  
PROPOSED CAPITAL PROJECT  
BOARD OF TRUSTEES SUBMITTAL**

Meeting Date: September 16 – 17, 2021

**CAMPUS:** The University of Alabama, Tuscaloosa, Alabama

**PROJECT NAME:** University Hall Addition

**PROJECT NUMBER:** 420-20-2434

**PROJECT LOCATION:** 275 Kilgore Lane

**ARCHITECT:** Williams Blackstock Architect, Birmingham, Alabama

<b>THIS SUBMITTAL:</b>	<b>PREVIOUS APPROVALS:</b>
<input type="checkbox"/> Stage I	<u>June 4, 2021</u>
<input type="checkbox"/> Stage II, Waiver	<u>June 4, 2021</u>
<input checked="" type="checkbox"/> Stage III	

<b>PROJECT TYPE</b>	<b>SPACE CATEGORIES</b>	<b>PERCENTAGE</b>	<b>GSF</b>
<input checked="" type="checkbox"/> Building Addition	Office	62%	9,342
	Office Service	6%	925
	Conference Room	1%	253
	Meeting Room	4%	457
	Central Computer or Telecommunications	1%	223
	Unit Storage	5%	695
	Unclassified Facilities	21%	3,172
<b>TOTAL</b>		<b>100%</b>	<b>15,067</b>

<b>BUDGET</b>	<b>Current</b>
Construction	\$ 5,458,840
Landscaping	\$ 250,000
Furniture, Fixtures, and Equipment	\$ 840,000
Security/Access Control	\$ 75,000
Telecommunications/Data	\$ 75,000
Contingency (10%)	\$ 570,884
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<b>TOTAL PROJECT COST</b>	<b>\$ 8,046,773</b>

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\*\*\* Architect/Engineer Fee is based on 6.3% of the costs of Construction and Landscaping, less a Credit in the amount of \$25,000.

**ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:**

(Utilities, Housekeeping, Maintenance, Insurance, Other)

(15,067 x ~\$7.66/sf)

\$ 115,344

**Total Estimated Annual O&M Costs: \$ 115,344****FUNDING SOURCE:**

College of Continuing Studies Reserves \$ 4,000,000

University Central Reserves \$ 4,046,773

O&amp;M Costs: \$ 115,344

**NEW EQUIPMENT REQUIRED****Total Equipment Costs: N/A****RELATIONSHIP AND ENHANCEMENT OF CAMPUS PROGRAMS**

The University Hall Addition project ("Project") will support an enhanced training, meeting and conference atmosphere for current and future students and right-size the operational and support space needs appropriate for the building and the users.

Approximately 1,884 Square Feet (SF) on the first floor of University Hall will be vacated by relocating these Groups to the third floor of the addition. This move will provide the College of Continuing Studies (CCS) with the ability to expand faculty development efforts on the first floor, particularly related to improving the quality of instruction when distance learning is required and potentially creating a Center for Teaching and Learning in the future. The move will also free up 550 SF of existing office space on the third floor of University Hall.

This space will allow for the relocation of Safe State from Martha Parham West so that space may be reallocated and to bring all members of the CCS College Relations group into the Dean's Office suite.

**ATTACHMENT NO. 1**

Project: University Hall Addition

BOT Submittal: Stage III

Meeting Date: September 16 – 17, 2021

**Project Summary****UNIVERSITY HALL ADDITION**

The University Hall Addition project ("Project") will increase space capacity on campus and consist of a three-story addition to University Hall aligned with the South facade of the existing building containing approximately 15,067 gross square feet (GSF). The addition will tie into the existing building for egress and many core functions, with the intent to provide a modern fit-out character to support an educational environment. The addition will respect the historical character of the original 1938 three-story building and its single-story annex, while enforcing and extending the character and image of The University of Alabama ("University") on the former Bryce campus.

The materials of the addition will match the existing building including the windows, roofing accessories and shingles, cornice and water table. The brick will be carefully selected so to match the existing as precisely as possible.

The addition will support an enhanced training, meeting and conference atmosphere for current and future students and right-size the operational and support space needs appropriate for the building and the users. An existing University Hall first floor training space, located adjacent to the proposed addition with seating capacity of approximately (49) persons, will be utilized for Safe State training programs. An existing third floor University Hall conference room will be available for use by the occupants of the addition by replacing a window with a door opening into the addition.

Approximately 1,884 Square Feet (SF) on the first floor of University Hall will be vacated by relocating the College of Continuing Studies' (CCS) Financial Services, Human Resources and Registration Services, and Administrative Support Staff Member for the University Faculty Senate groups ("Groups") to the third floor.

This move will provide CCS with the ability to expand faculty development efforts on the first floor, particularly related to improving the quality of instruction when distance learning is required and potentially creating a Center for Teaching and Learning in the future. The move will also free up 550 SF of existing office space on the third floor of University Hall. This space will allow for the relocation of Safe State from Martha Parham West so that space may be reallocated and to bring all members of the CCS College Relations group into the Dean's Office suite.

The Project will also include huddle rooms, a conference room, lobby, reception area, file/copy rooms, workroom/student stations, equipment/material storage areas, three corridor connections to the addition from University Hall, a data room, mechanical/electrical rooms, and stairwells.

THE UNIVERSITY OF ALABAMA SYSTEM  
PROJECT PLANNING REPORT  
DATE: September 16 – 17, 2021

☐ Initial Report  
☒ Interim Report  
☐ Final Report  
☒ Report No.

TO: OFFICE OF THE CHANCELLOR  
BOARD OF TRUSTEES OF THE UNIVERSITY OF ALABAMA  
FROM: OFFICE OF THE PRESIDENT  
THE UNIVERSITY OF ALABAMA

1. PROJECT: University Hall Addition  
2. LOCATION: 275 Kilgore Lane  
3. ARCHITECT/ENGINEER: Williams Blackstock Architect, Birmingham, Alabama

## PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	April 2020
	% COMPLETE	100%
	* DATE COMPLETED	June 2021
B. PRELIMINARY DESIGN	DATE INITIATED	June 2021
	% COMPLETE	50%
	* DATE COMPLETED	August 2021
C. CONSTRUCTION DOCUMENTS	DATE INITIATED	August 2021
	% COMPLETE	0%
	* DATE COMPLETED	January 2022
D. SCHEDULED BID DATE		March 2022

## 4. PROJECT BUDGET

	CURRENT
A. Construction	\$ 5,458,840
B. Landscaping	\$ 250,000
C. Furniture, Fixtures and Equipment	\$ 840,000
D. Security/Access Control	\$ 75,000
E. Telecommunication/Data	\$ 75,000
F. Contingency* (10%)	\$ 570,884
G. UA Project Management Fee** (3%)	\$ 188,392
H. Architect/Engineer Fee-Programming	\$ 29,000
I. Architect/Engineer Fee*** (~5.86%)	\$ 334,657
J. Commissioning	\$ 25,000
K. Expenses (Geotech, Construction Materials Test)	\$ 125,000
L. Other Fees and Services (testing, advertising, printing)	\$ 75,000
<b>M. PROJECT TOTAL COST</b>	<b>\$ 8,046,773</b>

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5. FUNDING /RESOURCES: College of Continuing Studies Reserves – \$4,000,000

University Central Reserves – \$4,046,773

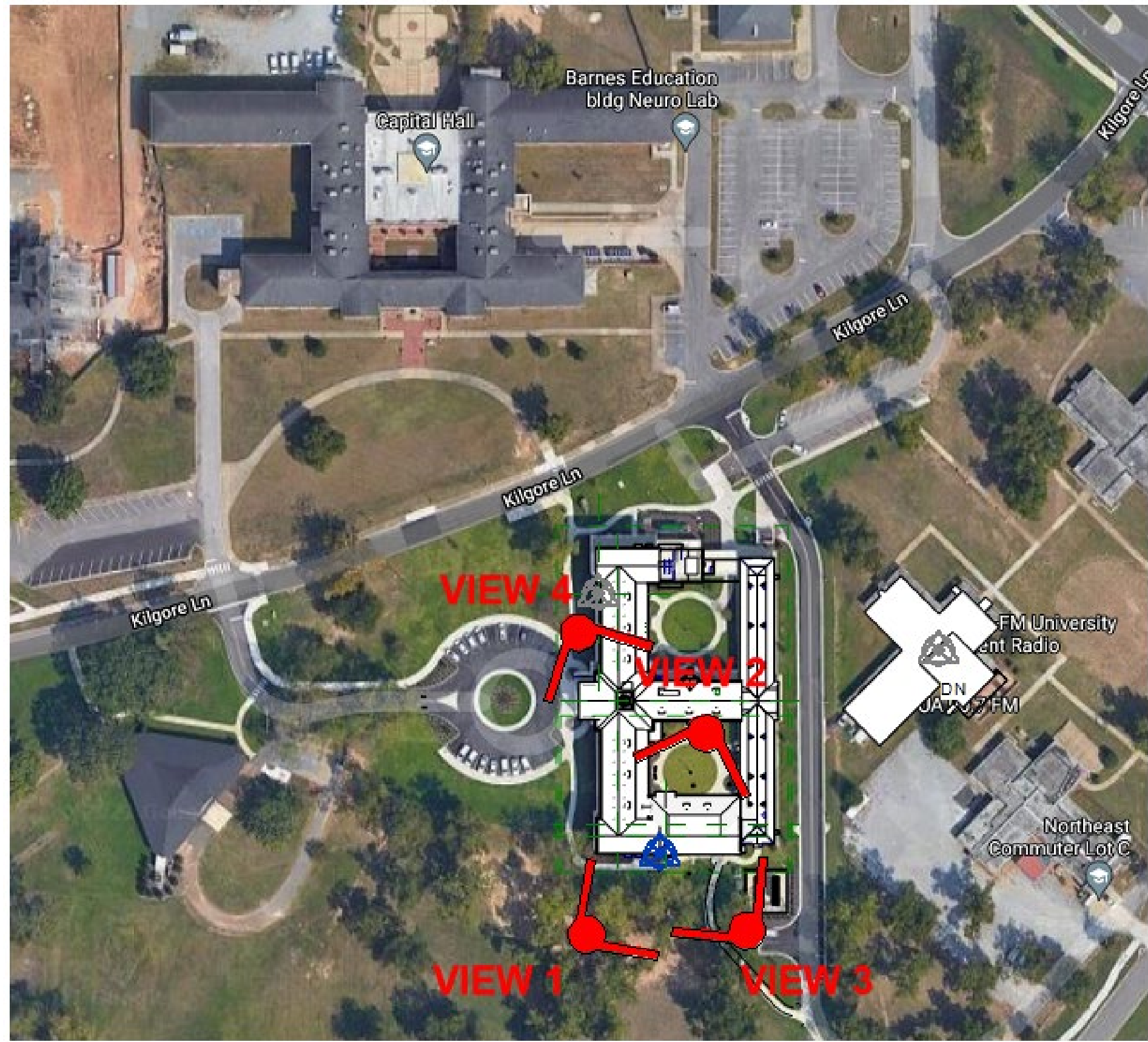
## 6. REMARKS

\*FINAL AGENCY APPROVAL

SUBMITTED BY: Tim Leopold

# UNIVERSITY HALL ADDITION

## Vantage Points





# UNIVERSITY HALL ADDITION

South Elevation - View 1 From Southwest Looking Northeast towards Kilgore Lane





# UNIVERSITY HALL ADDITION

Courtyard Elevation - View 2 From Northeast Looking Southwest





# UNIVERSITY HALL ADDITION

South Elevation - View 3 From Southeast Looking Northwest





# UNIVERSITY HALL ADDITION

North Elevation - View 4 Aerial From North Looking South





UNIVERSITY HALL ADDITION

MASSING STUDY

Name of Building	Height from Finished Floor to Roof Ridge	Width (East to West)	Depth (North to South)
University Hall (current)	46 feet	200 feet	310 feet
University Hall (proposed)	46 feet	93 feet	66 feet
Capital Hall	35 feet	578 feet	255 feet
Theatre and Dance Building	12 feet	180 feet	145 feet



# UNIVERSITY HALL ADDITION

## LOCATION MAP

